

**DESIGN REVIEW BOARD
MEETING MINUTES**

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WATERFORD, CT

2026 SEP -2 P 2:07

Design Review Board
Remote Access Only

ATTEST: August 25, 2026
TOWN CLERK

Members Present: Chairman -John O'Neill, Robert Nye, Ed Pellegri and Joy Merrill
Members Absent: Michael Elbaum
Staff Present: Mark Wujtewicz, Planning Director
Eric Salmon, Planner

ITEM #1 CALL TO ORDER AND APPOINTMENT OF ALTERNATES

Chairman, John O'Neill called the meeting to order at 4:00 p.m.

ITEM #2 PLAN REVIEWS

#PL-26-14 Request of Drive Thru Brew Waterford LLC, applicant, for a site plan review and approval for development of a 510-square-foot drive-through-only coffee shop with 250-square-foot detached cooler on property located at 117 Boston Post Road, C-G Zone in accordance with Section 8.1.4 & 22 of the Zoning Regulations and as shown on plans entitled "Site Plan Set DTB Waterford LLC Proposed 7Brew Coffee Shop."

ACTION REQUIRED BY

10/15/2026

James Vagell, of Stonefield Engineering and Design, LLC introduced the application to the Board. Also present for the applicant was Rohan Kapoor, applicant from DTB Waterford LLC, architect Kurtis McMurray of Galloway Architects.

J, Vagell reviewed the site plan with the Board including proposed landscaping and other elements. A total of 85 new plantings will be planted with 14 trees and 71 shrubs. He also reviewed the building design with the Board. The building will have a paneled siding look with brick around the building as well as the around the base of the columns. He stated that the overall approach was to present a design that matches the existing shopping center while also providing for a New England style architecture by incorporating the buildings peaked roofs and the panel style siding.

E. Pellegri inquired as to the proposed lighting and whether there would be adequate lighting on the east side of the parking lot. J. Vagell stated that there is existing lighting on that section of the parking lot that provides adequate lighting.

MOTION: Motion made by E. Pellegri, seconded by J. Merrill to provide a positive recommendation from the Design Review Board to the Planning and Zoning Commission for the request of DLT Waterford, LLC, applicant for site plan approval to locate a 7Brew Drive-Thru Coffee Restaurant at property located at 117 Boston Post Road, C-G zone, as shown on plans titled "Site Plan Set DTB Waterford LLC Proposed 7Brew Coffee Shop".

VOTE: 4-0

ITEM #3 APPROVAL OF THE April 7, 2026 MEETING MINUTES

MOTION: Motion made by R. Nye, seconded by E. Pellegrini, to approve the April 7, 2026 meeting minutes as written.

VOTE: 4-0

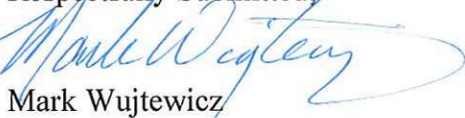
R. Nye inquired as to the status of the proposed Jordan Village Zone District plan that was started several years ago. M. Wujtewicz stated that the proposal including the regulation amendments and the district boundary is still available to be started up again. He stated that many issues had come up while the proposal was still being worked on and had been deferred many times. R. Nye stated that the Design Review Board is still in favor of the proposal and is looking forward to the Planning and Zoning Commission restarting the process for implementation of the regulation amendment and map amendment.

ITEM #4 ADJOURNMENT

MOTION: Motion made by E. Pellegrini, seconded by J. Merrill, to adjourn the meeting at 4:32 pm.

VOTE: 4-0

Respectfully Submitted,



Mark Wujtewicz
Planning Director